

APPENDIX B:

GLOSSARY OF TERMS

Catalyst Development

A development that causes other developments to be built in the vicinity.

Class A Office Space

A high-quality, modern office building with large floorplates and amenities that typically attract rents in the top 25% bracket.

Convenience Shopping Facility

A shopping center that is typically less than 50,000 square feet and anchored by a supermarket/grocery store and/or a drug store.

EcoPass

As part of VTA's EcoPass Program, an EcoPass allows employees to ride all VTA bus and light rail vehicles at no cost. Employers purchase annual EcoPass stickers at a fraction of the cost of standard monthly passes. The cost for the employers in the Midtown Area with bus and light rail service will likely be \$60 or less per employee.

Floor Area Ratio (FAR)

The ratio of gross floor area permitted on a lot to the gross acreage of the lot. A permitted FAR of 2.0 on a 10,000 square-foot lot would allow a building whose total floor area is 20,000 square-feet. The areas used exclusively for parking (parking structures, garages) are not counted towards the FAR.

Gateway Site

Sites at predominately visible locations near eateries into the city or each of its neighbors.

Green Buildings

Green buildings are a product of good design that minimizes a building's energy needs, while reducing construction and maintenance costs over the life cycle of a building. Green building focuses on a whole system perspective, including energy conservation, resource efficient building techniques and materials, indoor air quality, water conservation, and designs that minimize waste while utilizing recycled materials.

Jobs/Housing Ratio

The jobs/housing ratio divides the number of jobs in an area by the number of employed residents. A ratio of 1.0 typically indicates a balance. A ratio greater than 1.0 indicates a net in-commute. A ratio of less than 1.0 indicates a net out commute.

Livability

In essence, livability refers to planning and designing on a human scale—this means designing cities and buildings to accommodate people before automobiles.

Mixed-Use Development

Developments that consist of vertical or horizontal combination of residential and commercial uses within a single building or site. The residential component of a vertical mixed-use project usually consists of high-density housing that ranges between 25 and 60 dwelling units per net acre.

Live/Work Units

Refers to a new housing prototype that incorporates a separate living space attached to a work space within the same unit.

Multifamily Podium Housing

Attached units are typically stacked and constructed on a podium or a deck over a common parking garage. In addition to common open spaces, private open spaces are provided in the form of patios, decks and balconies.

Mews

Alleyways or driveways that provide access to a residential development from an adjacent street.

Net Attractor

A region or a city that captures net retail sales greater than its estimated population-based retail demand.

Pedestrian-Scale

Refers to the consideration of the human height as a measure for all elements of design. Pedestrian-scale can be manifested in the design of streets, streetscape elements and building designs.

Pedestrian-Scaled Buildings

The street-level or the base of a building should include design detailing and articulation and elements such as awnings and trellises that reflects the human scale. The building facade should be predominantly transparent in order to provide a sense of visual connection between the inside and outside.

Pedestrian-Scaled Light Fixtures

Pedestrian-scaled light fixtures range in height between 12 and 16 feet.

Pedestrian-Scaled Streets

The traditional neighborhood street is narrower and is lined with trees and streetscape amenities that not only help slow down the cars but also create comfortable conditions for walkers and cyclists. On existing streets that carry a large volume of traffic, traffic calming elements can be incorporated. It consists of a set of mostly physical treatments or changes to roadways that help manage the flow of traffic while requiring motorists to be aware of pedestrians around shopping districts, schools and neighborhoods. Traffic speed, noise and volumes are often reduced and a more even distribution of traffic is achieved through these measures.

Public Uses

Public uses are intended to serve the whole city and/or region, and are operated by a public institution or entity: such uses have the purpose primarily of serving the general public and include public schools, recreational facilities, government facilities, and the like.

Quasi-Public Uses

Quasi-public uses are intended to serve the whole city and/or region, and are operated by a private, non-profit, educational, religious, recreational, charitable, or medical institution. Such use has the purpose primarily of serving the general public and including uses such as religious

facilities, private schools, theaters, community clubs and organizations, private hospitals, and the like.

Regional Shopping Facility

A shopping center with a minimum overall size of 600,000 square-feet, anchored by two or more department stores and a substantial number of smaller retailers. It typically attracts people within a 5- to 10-mile radius.

Right-of-Way

A strip of land acquired by reservation, dedication, forced dedication, prescription or condemnation, and intended to be occupied by a road, crosswalk, railroad, electric transmission lines, oil or gas pipeline, water line, sanitary storm sewer or other similar use.

Row Houses

Dwelling units that are attached at their sides in groups of three or more with the units oriented to the streets. There is one dwelling unit per lot. Each lot has a rear yard and typically, the resident parking is on the lot.

Townhouses

Dwelling units that are attached at their sides in groups of three or more and are sited on individual lots with vehicular access from driveways. Includes private rear yards or patios and common open space.

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